

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
June 22, 2017

Case #2764: Application of Jacqueline Zapson of 93 Kerrigan Street, Long Beach, NY and Summit Development & Management Corp. of 34 Shore Park Road, Great Neck, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(b) Height; 9-105.12(c) Lot Area; 9-105.12(d) Building Area; 9-105.12(f) Side Yard for construction of a new 4 story multiple dwelling at 70 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 205, Lot 5 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2855: Application of Suzan Grubman of 127 Pacific Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(B) Height; 9-105.6(D) Side Yard to elevate the existing house at 127 Pacific Boulevard, Long Beach, NY also known as Section 59, Block 196, Lot 36 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #2866: Application of Anthony Rector & Blue Claw Designs LLC of 115 Connecticut Avenue, Long Beach, NY for an Appeal from Administrative Decision pursuant to General City Law Section 81-b(2), in this case the Building Commissioner letter denying an application to maintain the existing 3 family house at 129 West Fulton Street, Long Beach, NY also known as Section 59, Block 278, Lot 12 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Family Use

Case #2870: Application of Brooke Dairman of 28 Kentucky Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard at 28 Kentucky Street, Long Beach, NY also known as Section 58, Block 107, Lot 14 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2871: Application of Claudette Kraus of 65 Oregon Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(E) Rear Yard to elevate the existing house at 65 Oregon Street, Long Beach, NY also known as Section 59, Block 238, Lot 47 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2878: Application of Todd Yovino of 3830 Greentree Drive, Oceanside, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height for a new 3 story house at 59 Nebraska Street, Long Beach, NY also known as Section 59, Block 240, Lot 50 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #2880: Application of Jennifer Rubin-Smith of 447 East Chester Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(C) Front Yard; 9-105.7(D) Side Yard to elevate the existing house at 447 East Chester Street, Long Beach, NY also known as Section 59, Block 153, Lot 64 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2881: Application of Lisa Yedvarb of 815 East Park Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(E) Rear Yard for a new rear yard deck at 815 East Park Avenue, Long Beach, NY also known as Section 59, Block 82, Lot 8 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2882: Application of Fred Goldman of 99 Connecticut Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(C) Front Yard; 9-105.5(D) Side Yard to elevate the existing house at 99 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 112, Lot 49 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2883: Application of Thomas Gorton of 5 Vinton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height to elevate the existing house at 5 Vinton Street, Long Beach, NY also known as Section 59, Block 225, Lot 50 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2884: Application of Stephen DeGore of 74 Florida Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to elevate the existing house at 74 Florida Street, Long Beach, NY also known as Section 58, Block 93, Lot 16 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2885: Application of David Rubinton of 5 West Olive Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 13-82(a) Location for a swimming pool in the front yard at 5 West Olive Street, Long Beach, NY also known as Section 59, Block 85, Lot 429 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2886: Application of Edward Heaney of 145 Pacific Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) Fences for a 6' high fence in the front yard at 145 Pacific Boulevard, Long Beach, NY also known as Section 59, Block 196, Lot 25 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2887: Application of Ed Carpenter of 420 West Fulton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(D) Side Yard to elevate the existing house at 420 West Fulton Street, Long Beach, NY also known as Section 59, Block 31, Lot 34 & 35 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #2888: Application of Douglas Resnick of 711 West Walnut Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(C) Front Yard; 9-105.4(D) Side Yard; 9-113.2(G) Off Street Parking to elevate the existing house at 711 West Walnut Street, Long Beach, NY also known as Section 59, Block 3, Lot 21 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2889: Application of Douglas Resnick of 711 West Walnut Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(E) Rear Yard for construction of a new house at 26 July Walk, Long Beach, NY also known as Section 59, Block 3, Lot 23 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2890: Application of Andrew Richter of 122 Wilson Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(E) Rear Yard to elevate the existing house at 122 Wilson Street, Long Beach, NY also known as Section 59, Block 194, Lot 13 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2891: Application of Anthony Gach of 35 Vinton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(C) Front Yard; to elevate the existing house at 35 Vinton Street, Long Beach, NY also known as Section 59, Block 225, Lot 59 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2748: Application of Yoindra Ramnarayan of 87-59 Dunton Street, Holliswood, NY & 815 West Park Holding, LLC of 64 West 48th Street, New York, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.9(B) Height; 9-105.9(D) Side Yards; 9-105.9(I) Minimum Lot Size for a modification of existing Variance #2748 for construction of a new one family house at 815 West Park Avenue, Long Beach, NY also known as Section 59, Block 250, Lot 8 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2892: Application of MCO Enterprises of 540 Franklin Avenue, #200, Garden City, NY & Jetty Bar & Grill of 832 West Beech Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112(6) Off Street Parking for converting the 2nd floor storage room into a party room at 832 West Beech Street, Long Beach, NY also known as Section 59, Block 263, Lot 1 - 2 on the Nassau County Land and Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #2893: Application of Frank Montagna of 82 Florida Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(C) Front Yards; 9-105.5(D) Side Yards to elevate the existing house and add a new 3rd story & new 1st story at 82 Florida Street, Long Beach, NY also known as Section 58, Block 93, Lot 12 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2894: Application of John Lupo of 93 Oregon Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to elevate the existing house at 93 Oregon Street, Long Beach, NY also known as Section 59, Block 238, Lot 33 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2895: Application of James & Dolores Mascolo of 94 Oregon Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard; 9-105.5(E) Rear Yard to elevate the existing house at 94 Oregon Street, Long Beach, NY also known as Section 59, Block 239, Lot 7 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2896: Application of Long Beach Assisted Living LLC of 274 West Broadway, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 3-6(a) Residential Districts for new illuminated signs installed on a building at 274 West Broadway, Long Beach, NY also known as Section 59, Block 64, Lot 1 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: June 22, 2017
Long Beach, N.Y.

Rocco J. Morelli
Chairman